

## 5 Bedroom House for Sale in Pegeia, Paphos District

5-bedroom beachfront villa is situated in the sought-after Sea Caves area, offering direct sea access and uninterrupted panoramic views. Positioned  on a generous 1,331 m<sup>2</sup> plot, the residence features 318 m<sup>2</sup> of covered internal space and 109 m<sup>2</sup> of outdoor areas, designed to support comfortable year-round living by the coast. The layout spans three levels. The ground floor includes an open-plan living and dining area with direct access to the garden and a 17×4 m private swimming pool. A modern kitchen with a breakfast bar, two en-suite bedrooms with garden access, and a guest WC complete this level. On the upper floor, two more bedrooms with en-suite bathrooms open onto ...

### Property Info

Covered Area  
 Covered Veranda  
 Floor Number  
 Total Number of Floors

**427**  
**109**  
**1**  
**1**

### Plot / Area Info

Plot area **1331**

### Additional info

Reference Number  
 Property type  
 Condition  
 Bathrooms

**B225-3**  
**House**  
**Pre-Owned**  
**1**

### Amenities

### Location

**Location:** Pegeia                      Region: **Paphos**  
 Coordinates: **34.88935 / 32.32765**

## Price: €4 500 000 + VAT

VAT for this property is **€633,689** or **€855,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€176 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 539.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€4 500 000 on Aug 26, 2025







